



BRAC Alexandria



BRAC City Activities Update

June 16, 2009



Michael Chipley – Alexandria BRAC Coordinator



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Alexandria BRAC 2005 Actions



- Direct Alexandria BRAC loss actions 7,200 jobs, 1.4 million square feet (approximately 7% of workforce and leases)
- Direct Alexandria BRAC 133 gain action 6,400 jobs and 1.3 million square feet
- Indirect BRAC (Contractors) actions impacts approximately 14% of workforce and leases
- Approx 9,300 out of the 10,000 businesses employ 20 people or less
- Vacating office space in poor shape and not compliant (Hoffman at 1M sq ft alone)
- Alexandria needs 5-10 million SF of office space designed to federal facility requirements to attract other federal agencies

BRAC is radically redefining the infrastructure, transit, environment, commuting, demographics, and workforce of the NCR....deadline Sep 2011



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Alexandria Economic Recovery Options

- How much federal?
 - Create “Fed Friendly Zones” around metro?
 - Mix federal tenants with commercial tenants?
 - Limit federal lease space in any given building to minimize security impacts?
- How much and what kind of large business
- How much and what kind of small business
- Residential/Retail mix in Urban Security environment – tax base
- Changing workforce demographics (Utilization versus sq ft) – telecommute centers
- Carbon Footprint impacts?
- *Level II federal agencies, campus and dispersed combinations*
- *Capture Green and financial sector jobs, low LOP requirements*
- *Focus on Class A and B+ buildings, redevelop older properties*
- *Achieve energy reductions*
- *Market Quality of Life and Quality of Services*
- *Encourage regional solutions, resiliency and redundancy versus protection*



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Preliminary Recovery Recommendations

Objective – 50% business and 50% residential base

Assume 30% federal presence target goal of total business base

Commercial lease space	%	Commercial lease space	%
Current office space - 21 million	100%	Future office space – 30 million 0.30 * 30 = 9 million desired	100%
Current federal presence	% Alex	Post 2011 federal presence	%Alex
PTO - 2.5 million	11.9%	PTO – 3 million	10.0%
DoD - 1.5 million	7.1%	DoD – 100,000	0.3%
All others – 0.5 million	2.4%	All others - 6 million	19.0%
Total 5.0 million	21.4%	Total 9.1 million	29.3%

To support federal presence requires collaboration and innovative solutions; maintaining the Alexandria character, supporting business needs, and growing the federal presence are not mutually exclusive, how do we get there?



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Requests to the City – May 2008

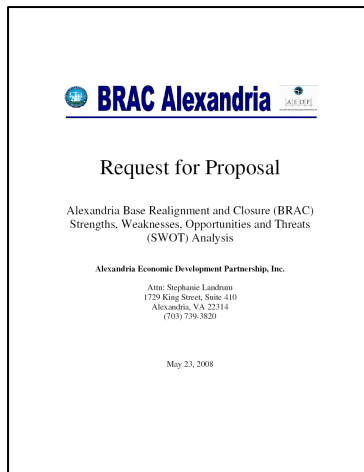
- Adopt LEED Silver as the city objective
- Adopt a Green Building Certification for sustainable business operations (see Santa Monica and CA as example, DC now has an equivalent <http://www.sbnw.org/about/contact.cfm>)
- Pursue Class A and B+ properties able to meet the federal facilities standards and requirements (energy, security, BIM, etc.)
- Create and designate “Federal Friendly Zones”, primarily around metro, that support campus, single building, and dispersed/multi-building federal agency requirements
- Pursue GSA and federal agencies to lease space in Alexandria beginning with the July 22 GSA Virtual Tour
- Register Alexandria Code Enforcement as ICC SMART Code Beta test city



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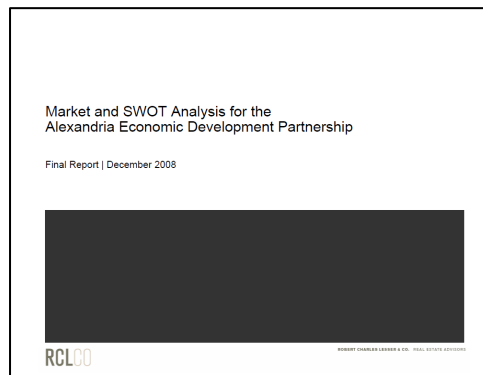


BRAC SWOT Analysis



The study had two components:

- Assessment of Alexandria's existing economic base to evaluate the potential impact of BRAC actions
- Identifying and recommending specific economic sectors and industries to be targeted as part of Alexandria's recovery strategy
- Federal agencies with most "bang for the buck"
- Contractor spin-off
- "Free agent" contractors
- Memberships and trade organizations
- Maintain/expand small businesses
 - Creative clusters, boutique firms, "innovation economy"
- Targeted "lightning strikes"
 - Headquarters, universities





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Federal Friendly Zones™ (FFZ's)

Alexandria has many areas, neighborhoods and parcels that can meet these requirements, however, the process by which the federal government advertises, acquires and operates the commercial office lease space can conflict with many community objectives. The concept of the **Federal Friendly Zones** is to identify areas and sites that can support the federal requirements and become part of a larger integrated land use decision. Within each FFZ, there are three types of utilizations:

- Federal campus
- Single Federal Occupied Building
- Single building with federal agency as a tenant (dispersed)

Working with the local neighborhoods and federal agencies, a new approach can be developed to ensure the community grows and prospers to achieve mutually beneficial results (**such as transit oriented development, Eco-City, enhanced water and air quality, etc.**).

Another key objective of the **Federal Friendly Zones** is move from a Protection oriented process (using bollards, barriers, street closings, etc) that impact the streetscape and public space, to a Resiliency, Redundancy, and Recovery model that relies on enhanced police, fire, emergency management and community preparedness to respond to events (whether natural or man made).

**Alexandria's BRAC Recovery Strategy is dependent upon
Green Buildings, energy security, sustainability**



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Progress Report

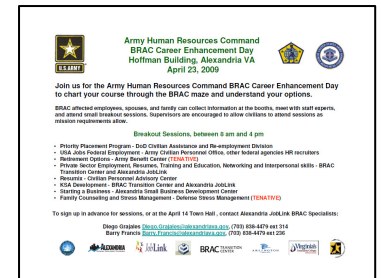
Develop and coordinate the BRAC Recovery Strategy

- Developed FFZ concept, continuing evolution
- Identify and meet with federal agencies/business to backfill vacating space
- Attend various BRAC meetings and conferences
- BRAC Update e-mails



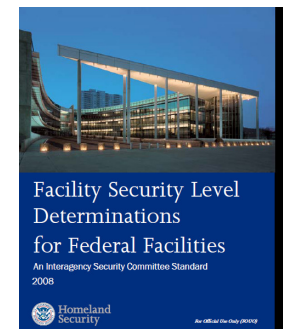
Workforce and Education

- Transition Centers (JobLink and Crystal City)
- Career Fairs (**Led first NoVA region Career Day!**)



Support city staff with infrastructure projects (federal requirements)

- Security (**Led process to access the DHS ISC standards!**)
- Energy
- Transit





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BRAC Phase 2 FY 2009 – Planning

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 21, 2009
TO: THE HONORABLE MAYOR AND MEMBERS OF THE ALEXANDRIA
MAYOR'S BRAC WORK GROUP
FROM: FAROL HAMER, DIRECTOR, DEPARTMENT OF PLANNING AND
ZONING
SUBJECT: OEA GRANT FUNDING ASSISTANCE FOR BEAUREGARD
CORRIDOR PLAN

This fall, the City will begin the small area planning process for the Beauregard Corridor. In order to support this planning effort, the Department of Planning and Zoning intends to seek authorization from the City Council in June to submit a grant application to the Office of Economic Adjustment of the Department of Defense in the amount of approximately \$600,000, for professional consultant services to support the planning process.

We request your guidance and support on this request and have provided information below regarding the need to undertake the study, the area to be studied, the community participation strategy, interagency coordination and the potential work program.

Three recent actions have combined to make it important to update the Alexandria West Small Area Plan in the Beauregard corridor area. These are:

1. The BRAC-133 decision to locate more than 6000 employees at Mark Center, bringing a rapid relocation of these employees and a use with some unique impacts and requirements to this area.
2. The adoption in the Transportation Master Plan of a dedicated transit corridor on Beauregard Street. Both physical changes to the street and changes to transit service could stimulate redevelopment of the area and encourage a change in its character. The BRAC-133 Mark Center project may accelerate the need for improvements in this corridor including the potential widening of Beauregard Street for dedicated transit lanes. The City is about to undertake a major feasibility analysis of the citywide dedicated transit corridors.
3. The 2006 sale of the Mark Center properties to JBG and others. JBG has indicated an interest in developing a new master plan for their holdings, and others may have different economic and other interests than the previous owners. Redevelopment of a number of these properties over the next five to 10 years is



Beauregard Corridor Plan
OFFICE OF ECONOMIC ADJUSTMENT OF THE DEPARTMENT OF DEFENSE

Planning Area

Grant being submitted to OEA June 2009, start in summer/fall



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GSA Workplace Grant

Envisioning the Future Federal Workplace in the Washington DC Region the General Services Administration (GSA) is seeking grant proposals that would help to cultivate innovative regional coordination, design, and planning practices for accommodating federal offices in the Washington region over the next half-century. In short, the federal government seeks to encourage regional coordination to plan intelligently, based upon mutual stakeholder concerns, including sustainability, transportation, and security, as well as the changing regional dynamics of land use, housing, and workforce issues.

- Cost of Business/Cost of Living
- Energy, Sustainability
- Transportation and Infrastructure
- Infill/adaptive Use
- Workforce, Telework
- Security

\$90,000 grant award to joint Arlington-Alexandria effort, started Fall 08



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Eco-City Alexandria

What is Sustainability?

Sustainability is progress that meets the needs of the present without compromising the ability of future generations to meet their own needs. The central goal of sustainability is to provide the best outcomes for the human *and* natural worlds.

A sustainable community is an environmentally, economically, and socially healthy place where people can live, work and play for decades to come:

- Ecological sustainability ensures that all parts of the natural and built environments work together as a single ecological system.
- Economic sustainability ensures a healthy economy that supports and sustains people and the environment in which they live over the long-term.
- Social sustainability ensures that a community meets residents' basic health and social needs and has the resiliency to prevent and/or address problems in the future.





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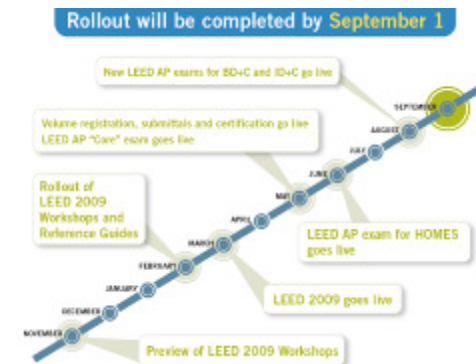
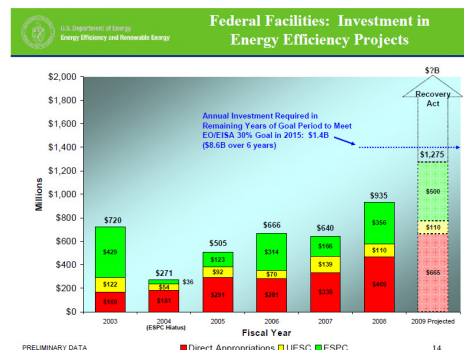
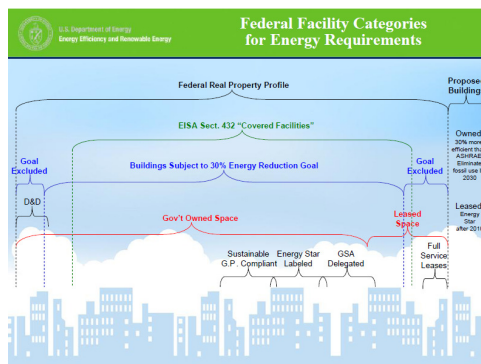
BRAC Eco-City Workshop

Next key BRAC Recovery event: Sustainability Workshop

- Alexandria Eco-City
- USGBC LEED 3.0
- DoD Sustainability Program
- ARRA & the Energy Efficiency Partnership

Location: Hilton Hotel Mark Center (tentative)

Date: Late July or early August 2009





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BRAC Summary

- Recapitalizes the DoD infrastructure – badly needed
- Mid-Atlantic Region had a net gain as result of BRAC
- Significant grant funds come with BRAC actions
- BRAC 133 workforce gain offsets the losses, but lose tax base
- City grant for Beauregard Seminary Small Area Plan
- City has numerous sites that meet federal agency requirements
 - Victory Center
 - Potomac Yard
 - Braddock
 - Eisenhower
- Vacating DoD units office space will ultimately be backfilled
 - Upgrade to the building stock, transit, environment
 - Energy efficient

BRAC and the ARRA is accelerating what would likely have happened, but in a longer time frame.....to make Alexandria a better place



BRAC Alexandria



NOVA BRAC POC's

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Arlington Workforce - Carla Leap Cleap@arlingtonva.us
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Fairfax Transportation - Nick Perfili Nicholas.Perfili@fairfaxcounty.gov
Fairfax Planning and Zoning - Jen Lai Jennifer.Lai@fairfaxcounty.gov
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Stafford BRAC Coordinator - Tom Rumora TRumora@co.stafford.va.us
Virginia BRAC Workforce Coordinator - Susan Baker sdbaker@nvcc.edu
Virginia DOT BRAC Coordinator - Tom Fahrney tom.fahrney@VDOT.virginia.gov
Virginia National Defense Industrial Authority Coordinator - Stan Scot sscott@yesvirginia.org
WMATA Transportation Coordinator - Wendy Jia wjia@wmata.com



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BRAC Alliances and Resources

Alliances

Quantico-Belvoir Regional Business Alliance - Miles Friedman mfriedman@milesfriedman.com
Andrews Alliance - James Estep jrestep@bizroundtable.org

BRAC Web Sites and Resources

Alexandria Economic Development Partnership BRAC - <http://www.alexecon.org/BRAC.html>
City of Alexandria - <http://alexandriava.gov/>
DOD BRAC Office - <http://www.defenselink.mil/brac/>
DOD OEA Office - <http://www.oea.gov/OEAWeb.nsf/Home?OpenForm>
Duke Realty - <http://www.dukerealty.com/>
Ft Belvoir NewVision - www.belvoirnewvision.com
Ft Belvoir Facebook – www.facebook.com/Fort.Belvoir
NCPC - www.ncpc.gov
WHS - <http://www.whs.mil/DFD/BRAC/index.cfm>;
Comments and questions may be directed to information@whs.mil.



BRAC Alexandria



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